

Report to the 2014 Hawaii State Legislature:

**Pursuant to Section 201H-202(f), Hawaii Revised Statutes,
Relating to Rental Housing Trust Fund Project Awards.**



**Prepared by:
Hawaii Housing Finance and Development Corporation
Department of Business, Economic Development & Tourism**

January 2014

Section 201H-202, Hawaii Revised Statutes (HRS), requires the Hawaii Housing Finance and Development Corporation (HHFDC) to "describ[e] the projects funded and, with respect to rental housing projects targeted for persons and families with incomes at or below thirty per cent of the median family income, its efforts to develop those rental housing projects, a description of proposals submitted for this target group and action taken on the proposals, and any barriers to developing housing for this target group" (§201H-202(f)).

In 2013, the HHFDC the following RHTF project applications were received. HHFDC anticipates making RHTF project awards in the first quarter of the 2014 calendar year.

| PROJECT | LOCATION | RHTF REQUEST | UNIT COUNT | 30% MFI UNITS |
|---------------------------------|---------------------|----------------------|------------|---------------|
| Ewa Villages Phase 3 (option a) | Ewa, Oahu | \$5,420,295 | 52 | 3 |
| Ewa Villages Phase 3 (option b) | Ewa, Oahu | \$2,629,072 | 52 | 3 |
| Hale Mohalu II Family IV | Pearl City, Oahu | \$6,500,000 | 84 | 5 |
| Kamakana Senior | Kailua-Kona, Hawaii | \$7,321,450 | 30 | 2 |
| Kamakana Vista | Kailua-Kona, Hawaii | \$9,000,000 | 64 | 4 |
| Kauluwela #1 | Honolulu, Oahu | \$500,000 | 126 | 7 |
| Ko'olua'ula Phase II | Ewa Beach, Oahu | \$18,800,000 | 188 | 10 |
| Kulana Hale at Kapolei | Kapolei, Oahu | \$10,464,049 | 154 | 8 |
| Meheula Vista I | Mililani, Oahu | \$6,400,000 | 76 | 4 |
| Ocean View Apartments | Wailuku, Maui | \$1,500,000 | 12 | 1 |
| Ola Ka 'Ilima Artspace Lofts | Honolulu, Oahu | \$4,500,000 | 80 | 4 |
| | Total | \$70,405,794* | 866 | 48 |

**RHTF request total includes only the larger of the two RHTF financing options for Ewa Villages Phase 3.*

Several project applications relied upon receiving an allocation of Volume Cap (9 percent) Federal Low-Income Housing Tax Credits but were unsuccessful in that portion of the competitive funding round.

In order to better use its limited financial resources to address the affordable housing need statewide, the HHFDC will procure a consultant on best practices for affordable rental housing financing. Issuance of a Request for Proposals is planned for January 2014. HHFDC will report on the recommendations made by the consultant, as well as the steps taken to implement the recommendations, in next year's Report to the 2015 Legislature in compliance with the requirements of Section 201H-202(f), HRS.